



"Making a Difference"

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COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT

PLANNING DEPARTMENT HEARING

MEETING DATE March 18, 2005	CONTACT/PHONE James Caruso (805) 781-5702	APPLICANT Byington Steel Treating, Inc	FILE NO. COAL04-0021 SUB 2003-00306
SUBJECT Proposal by Byington Steel for a Lot Line Adjustment to adjust the lot lines between two (2) parcels of 165.5 acres and 74.2 acres each. The adjustment will result in two (2) parcels of 165.5 acres and 74.2 acres each. The project will not result in the creation of any additional parcels. The proposed project is within the Agriculture land use category and is located on the south side of Chimney Rock Rd approximately 1.5 miles northeast of the intersection of Chimney Rock and Adelaida Roads (8865 Chimney Rock Rd) approximately 8 miles west of the City of Paso Robles. The site is in the Adelaida planning area.			
RECOMMENDED ACTION Approve Lot Line Adjustment COAL 04-0021 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 5 Categorical Exemption was issued on February 7, 2005			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 014-311-38; 060	SUPERVISOR DISTRICT(S) ①
PLANNING AREA STANDARDS: None applicable			
EXISTING USES: Single family residence; pond; accessory structures, dry farm			
SURROUNDING LAND USE CATEGORIES AND USES: North: Agriculture/Grazing East: Agriculture/Dry Farm South: Agriculture/Walnuts West: Agriculture/grapes			
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Public Works, Environmental Health, Ag Commissioner, CDF			
TOPOGRAPHY: Relatively flat to steeply sloping		VEGETATION: dry farm grain, oak woodland	
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF/County Fire Dept		ACCEPTANCE DATE: July 14, 2004	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

ORDINANCE COMPLIANCE:

The applicant is proposing to adjust the lot lines between **number** legal parcels as follows:

EXISTING LOT SIZES (ACRES)	ADJUSTED PARCEL SIZES (ACRES)
74.2	74.2
165.5	165.5

Section 21.02.030 of the Real Property Division Ordinance states that a lot line adjustment shall not be approved or conditionally approved unless the new parcels resulting from the adjustment will maintain a position which is better than, or equal to, the existing situation relative to the county's zoning and building ordinances.

The adjustment will result in the reconfiguration of the two parcels to configure the parcels to better the agricultural use and to reflect topography and access.

SB 497

As of January 1, 2002, lot line adjustments are limited to four or fewer existing adjoining parcels. In addition, the new parcels must comply not only with zoning and building regulations, but also with the general plan and any applicable coastal plan. The County's local ordinance allows a determination to be made that the proposed situation is equal to or better than the existing situation. Because the parcel sizes are below minimum parcel size as set through the General Plan and will remain so after the adjustment, staff has concluded that the adjustment is consistent with both state and local law.

LEGAL LOT STATUS:

The two lots were legally created certificates of compliance at a time when that was a legal method of creating lots.

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FINDINGS - EXHIBIT A

- A. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the adjustment better the lot configuration for agricultural purposes.
- B. The proposal will have no adverse effect on adjoining properties, roadways, public improvements, or utilities.
- C. Compliance with the attached conditions will bring the proposed adjustment into conformance with the Subdivision Map Act and Section 21.02.030 of the Real Property Division Ordinance.
- D. The project qualifies for a Categorical Exemption (Class 5) pursuant to CEQA Guidelines Section 15303 because it is minor lot line adjustment.

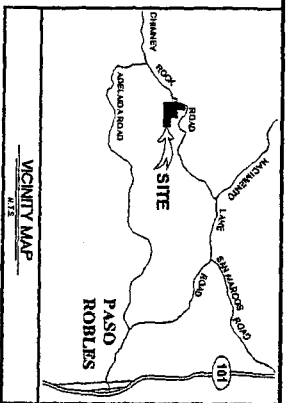
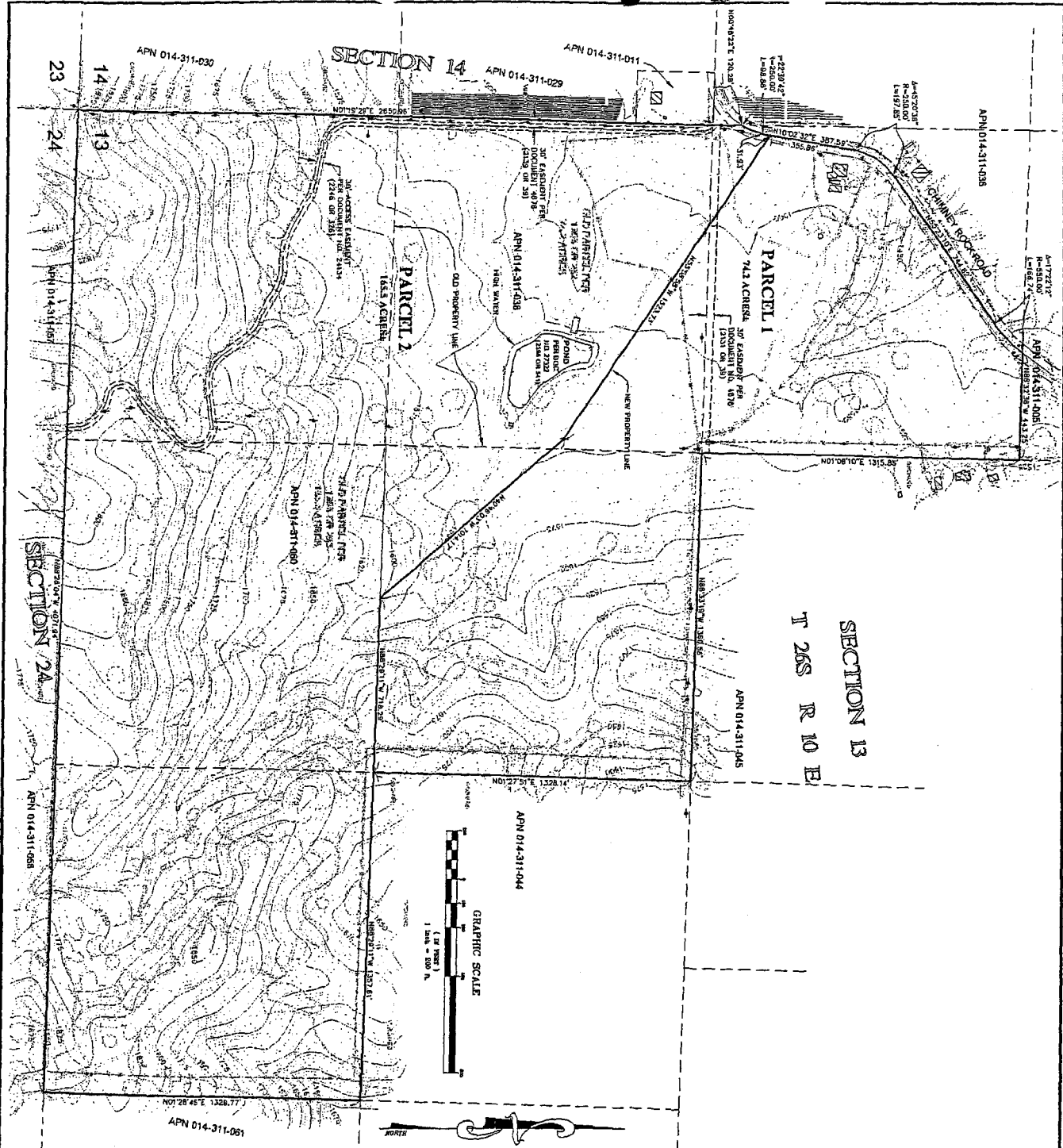
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CONDITIONS - EXHIBIT B

1. This adjustment may be effectuated by recordation of a parcel map or recordation of certificates of compliance. If a map is filed, it shall show:
 - a. All public utility easements.
 - b. All approved street names.
2. Any private easements described in the title report must be shown on the map, with recording data.
3. When the map is submitted for checking, or when the certificate of compliance is filed for review, provide a preliminary title report to the County Engineer or the Planning Director for review.
4. All conditions of approval herein specified are to be complied with prior to the recordation of the map or certificates of compliance which effectuate the adjustment. Recordation of a map is at the option of the applicant. However, if a map is not filed, recordation of a certificate of compliance is mandatory.
5. The map or certificates of compliance shall be filed with the County Recorder prior to transfer of the adjusted portions of the property or the conveyance of the new parcels.
6. In order to consummate the adjustment of the lot lines to the new configuration when there is multiple ownerships involved, it is required that the parties involved quitclaim their interest in one another new parcels. Any deeds of trust involving the parcels must also be adjusted by recording new trust deeds concurrently with the map or certificates of compliance.
7. If the lot line adjustment is finalized using certificates of compliance, prior to final approval the applicant shall prepay all current and delinquent real property taxes and assessments collected as real property taxes when due prior to final approval.
8. The lot line adjustment will expire two years (24 months) from the date of the approval, unless the map or certificates of compliance effectuating the adjustment is recorded first. Adjustments may be granted a single one year extension of time. The applicant must submit a written request with appropriate fees to the Planning Department prior to the expiration date.
9. All timeframes on completion of lot line adjustments are measured from the date the Review Authority approves the lot line adjustment map, not from any date of possible reconsideration action

Staff report prepared by James Caruso

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EXISTING PARCELS
 PARCEL PER DOC. NO. 28235 74.2 AC. ±
 PARCEL PER DOC. NO. 28236 165.3 AC. ±
 TOTAL AC. 239.7 AC. ±

PROPOSED PARCELS
 PARCEL 1 74.2 AC. ±
 PARCEL 2 165.3 AC. ±
 TOTAL 239.7 AC. ±

OWNER/APPLICANT
 BYINGTON STEEL TREATING INC.
 (R/O BRAVO)
 1235 WENDRIX DRIVE
 SANTA CLARA, CA 95050
 PHONE NO. 408-354-1111 EXT. 202

A.P.N.
 014-311-028 AND 014-311-060

ADDRESS
 6685 CHIMNEY ROCK ROAD

ZONING DESIGNATION
 AG

**TENTATIVE LOT LINE
 ADJUSTMENT MAP**
COAL 04-0217

BECING AN ADJUSTMENT OF THE LINES
 BETWEEN PARCEL PER DOCUMENT NO.
 28235 AND PARCEL PER DOCUMENT NO.
 28236, SECTION 13, T 26 S R 10 E,
 MDB&M

SAN LUIS OBISPO COUNTY, CALIFORNIA

DATE	SCALE
APRIL 21	1" = 20'
JUN 03-2006	

LOT LINE ADJUSTMENT
 BYINGTON-CHIMNEY ROCK ROAD
 COAL 04-0217



EMK & Associates, Inc.
 ENGINEERING • PLANNING • SURVEYING

1005 RAILROAD ST. • PASO ROBLES, CA 93346 • 805/238-5427

NO.	DESCRIPTION	DATE	CITY
1			
2			
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COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
ROBERT F. LILLEY (805) 781-5910
AGRICULTURAL COMMISSIONER/SEALER FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

DATE: February 4, 2005

TO: Mr. James Caruso, Senior Planner

FROM: Lynda L. Auchinachie, Agriculture Department *JK*

SUBJECT: Byington Steel Lot Line Adjustment SUB2003-00306 (0905)

Comments

The applicant proposes to change the configuration of two existing parcels by reconfiguring two existing parcels of 74.2 and 165.5 acres each by exchanging equal acreage. The lot line adjustment is proposed to improve irrigation potential for future vineyards. The project site is located at 8865 Chimney Rock Road.

The Agriculture Department's considers the proposal to be equal to the existing parcel configuration. This determination is based on a comparison of the proposed and existing parcels when considering potential long-term impacts to agricultural resources and operations.

Comments are based on current departmental objectives to conserve agricultural resources and to provide for public health, safety and welfare, while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.



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6.

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

Planner?

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

6/16/2004

TO:

Lamy

FROM:

North Co. Team

(Please direct response to the above)

Byington Steel
SUB2003-00306
Project Name and Number

Development Review Section (Phone: 781-788-2009)

PROJECT DESCRIPTION:

LLA → off chimney Rock Rd.
in Paso Robles, West of Hwy. 101.

Return this letter with your comments attached no later than:

7/1/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒

YES

(Please go on to Part II)

☐

NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒

NO

(Please go on to Part III)

☐

YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Legal Notes - 014-311-038 is a portion of Section 13, T26S R10E.
legality confirmed with Certificate of Compliance C77-004
Par. #1. Same for 014-311-060 = C77-006, Par. #2.

Date

6/22/04

Name

J. Hansen

Phone

x 4660

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BYINGTON STEEL TREATING, INC.

1225 Memorex Drive • Santa Clara, CA 95050-2888
Tel (408) 727-6630 • Fax (408) 727-8218

June 14, 2004

Project Description
For COAL 04-0217
Byington Steel Treating, Inc.

This Lot Line Adjustment is an adjustment of the lines between two Certificated Legal parcels in Adelaida area on Chimney Rock Road. These parcels are large acreage parcels (74.2 acres and 165.5 acres) in AG zoning. These parcels are within Agricultural Land Conservation Contract No. 72-34 (1650 OR 592).

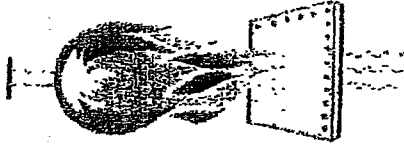
The existing lines between the two parcels are aliquot (sectional lines) and do not take into consideration the topography or other physical features of the land.

We propose changing the lines to follow an existing pole line that bisects the original 74.2-acre parcel. The line from the Easterly pole would then continue Southeasterly more or less along the centerline of an existing seasonal creek swale to an intersection with an aliquot line Westerly of the angle point in the outer boundary line.

This allows the 165.5-acre parcel to have the entire lake and surrounding area within its boundary for liability and irrigation purposes. This adjustment also allows this parcel to have frontage on Chimney Rock Road at the existing gate (also the access point for the neighbors easement road). Our plans for this parcel is to plant grapes on the portion bisected by the old aliquot lines (more or less in the location where the words Parcel 2 are placed on the map). This adjustment would move the parcel line away from the proposed planting area.

Additionally, looking at the Well Locations map, before adjustment the smaller parcel has four of the five existing wells. After the adjustment there will be two wells on the smaller parcel and three on the larger parcel. This will be advantageous for future irrigation purposes.

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BYINGTON STEEL TREATING, INC.

1225 Memorex Drive • Santa Clara, CA 95050-2888
Tel. (408) 727-6630 • Fax (408) 727-8218

Our ultimate goal is to have some vineyard areas on both parcels and possibly a winery on the larger parcel. It is our intent to plant and develop the portions of the parcels that are easily developed. In other words, we will not be developing any steeply sloping ground. We plan to use existing roads and driveways as much as possible. We intend to leave all the oak trees in place. We hope to blend our development into the existing topography and environment such that it makes no substantial change to the natural beauty of the site.

Respectfully submitted,

Red Bravo, SECRETARY - TREASURER
BYINGTON STEEL TREATING, INC.
1225 MEMOREX DRIVE
SANTA CLARA, CA 95050